

**303, 8235 8 Avenue SW  
Calgary, Alberta**

**MLS # A2149065**



**\$647,000**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | West Springs                   |               |                  |
| <b>Type:</b>     | Residential/Five Plus          |               |                  |
| <b>Style:</b>    | 3 Storey                       |               |                  |
| <b>Size:</b>     | 1,425 sq.ft.                   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | -                              |               |                  |
| <b>Lot Feat:</b> | Level                          |               |                  |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 217

**LLD:** -

**Zoning:** TBD

**Utilities:** -

**Inclusions:** Blinds included

Discover the Granville townhouse by Trico Homes, a refined rustic gem with 2 bedrooms and 2.5 baths, each bedroom boasting its own ensuite complete with double vanities. This fully upgraded home features a tandem 2-car garage, a thoughtfully designed kitchen with added pantry, upgraded cabinets, and built-in upgraded appliances. Comfort is ensured with A/C rough-in, while the full-width patios, including a 17-foot wide south-facing balcony with gasline rough-in, offer perfect outdoor living spaces. The stylish interior is adorned with black hardware and faucets, and includes a convenient vanity in the powder room and upper floor laundry. All appliances and blinds are included, and the home is backed by warranties. Photos are representative.